

Agenda Item: 10.3 Bylaw 19-2019

Proposed map amendment to Municipal Development Plan Bylaw 20-2017 (Wards 3 and 6)

and

Agenda Item: 10.4 Bylaw 20-2019

Proposed map amendment to Country Residential Area Concept Plan Bylaw 58-2011 (Wards 3 and 6)

and

Agenda Item: 10.5 Bylaw 21-2019

Updated Salisbury Village Area Structure Plan (Wards 3 and 6)

Date: July 9, 2019

Time: 7:00 p.m.

Speaker number	Name (please print)	Verbal or Written Submission	In favour (✓) Opposed (X) (optional)
1.	W. Kading	Written and Verbal	X
2.	W. Cummings	Verbal and Written	X
3.	L. Jackson	Written and Verbal	X
4.	S. Clyne	Written and Verbal	X
5.	S. Woolsey	Written and Verbal	X
6.	G. Woolsey	Written and Verbal	X
7.	G. Scott	Written and Verbal	X
8.	M. Sochatsky	Verbal	✓
9.	B. Dibben & P. Shaver	Written and Verbal	✓
10.	A. Mckitrick	Verbal	X
11.	H. Ferguson	Written and Verbal	X
12.	B. Forbes	Written and Verbal	X
13.	J. Weppler	Verbal	X
14.	R. Hermary	Verbal	X

15.	V. Clyne	Verbal	X
16.	L. Sawula	Written	X
17.	J. and J. Mykytiuk	Written	X
18.	E. Zutz	Written	X

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Bylaws 19-2019, 20-2019 & 21-2019

Process Presentation

Good evening Mr. Mayor & Councillors

My name is Wayne Kading I live at Campbelltown Heights am a member of the Campbelltown Heights Residents 'Association which represents the majority of CH landowners ,many of whom are here tonite. This presentation is on behalf of members against the proposals and is about Process concerns. .

Firstly, the Country Residential Area Concept Plan, (CR-ACP)) applies to Campbelltown Heights (CH) and does not allow change to a single lot unless there is a **plan for the whole subdivision**. **High density urban residential has much, much, more impact , yet because of the convenience of an ASP, suddenly it is OK to drastically change one lot without regard to the whole. Where is the logic to that process?**

You are also asked to separate 1st readings of these bylaws from the Land Use Bylaw (LUB).

And why? Because altho full information has been withheld, the developer Is looking for some indication of support/agreement.

So process changes again. The bylaws are intertwined - one is dependent on the other, yet the process is to separate and hope for the best. **Why change a process that has worked well? And now have process support dismissal of what has been agreed as reasonable?** It would be **unreasonable not** to have transition factors within **urban** dev't. It is doubly **unreasonable** not to properly transition **any** urban dev't to **low density country residential** and, **much more unreasonable**, to **insert High Density use into** low density Country Residential .

Salisbury Village has won awards based on existing plans, process and provisions. Why give 1st reading now to get rid of what has worked , pre-establish what has **not been** justified or mitigated, **then** wait for more information in the "hope " of a "satisfactory " County admin /developer agreement to which residents will get 5 minutes to speak?. All on the premise today that **somehow a large high density bldg is OK.**

Public engagement and communication is a strategic goal. You can't achieve this by withholding info, then say "you had your meetings", goal is achieved. The PIMs supposedly covered future LUB amendments; however PIM info was bare bones. Many inquiries were "addressed" by "no info available". The 2nd PIM was a rehash of the first. Told again, that they "don't know the general bldg. /site concept yet "," setback may be this or that"- "Care provider won't spend more money to give concepts". Concerns of many property owners were raised and re- raised while providing examples of agreed transition / buffering .The fact that we all here today without full information demonstrates that the whole was more about process than substance.

So, information has been **very limited- filled with "don't know" "don't tell" and "maybe"**. There are **contradictions:- a glaring example** is that we were told it is a 180 unit /200 person facility –the ASP

provides for **237 units and 426 persons**, also some transitional ASP wording exists counter to what is being proposed.

The ASP attempts to deal with LUB matters in advance –size/mass, buffering - “the trees”-end of. No wording exists to provide for more mitigation/buffering. Planning has previously advised that if the ASP doesn’t reference a matter in some form – “forget it!”

The bylaws before you are Premature; information is lacking in every step, we are left guessing about **what has been said** and **what will be**. To compound failure to this point, residents would be excluded until the LUB hearing.

So what’s left? What **later** information could possibly transition a large structure in a country residential setting, in any fashion similar to what all have considered reasonable and worked well to date? We’d like to hear it.

The message appears to be: ***“Give us what we want first, then we will give you info and talk limited mitigation”*** (without the residents)

1st reading is often seen as approval in principle (Definition –Appendix A). But sending that message, turning fair process on end , condoning withholding of info and abandoning agreed /provisions-setting precedents - we don’t think Council should do or **wants** to do those. .

Vote against 1st reading of all bylaws.

As a poor alternative, refer everything back to be dealt with at the same time as the Land Use bylaw with the proviso for full meaningful resident involvement including, but not limited to 2 PIM meetings prior to the next public hearing.

Enclosure- Appendix A

- Land Use bylaw excerpt
- In Principle definition

July 9/19

Appendix A

1. Land Use Bylaw 6-2015 - Salisbury Village Bylaw provision Part 8 Urban Design Regulations

5.1.1 c. provides that :

- (i) Perceived height and massing should be minimized through variation in ...setbacks –et al
- (ii) Buildings should provide a transition in height and massing in relation to surrounding areas,
- (iii) Transition should be provided to existing residence area s to reduce noise, visual sensitivities, and increase amenities by methods that may include a sound wall, earth berm walkways, and tree shrub planting.

2. **“In Principle” definition:** - “a stepping stone to a contract, usually considered being fair and equitable – identification of the fundamental terms that are intended to be agreed upon.”

Bylaws 19-2019, 20-2019 & 21-2019

Presentation: Current mitigation provisions/examples

Good Evening Mayor, Councillors, and friends:

My name is Wade Cummings I am a joint owner of in Campbelltown Heights.

I am not against seniors' housing development, as it aligns with the County's strategic goal of building stronger communities, however I am challenged by this application to change the noted bylaws. I believe the developer could find sites, with in the county, that are far more suitable for the type of development being proposed – a 4 story 200+ room Seniors Residence.

In my presentation, I am going to be talking about transitions that respect going from from high density to lower density development and suggest the proposed changes do NOT result in a logical extension of the Salisbury Village ASP boundary into Campbelltown Heights.

To assist in determining what is appropriate, and **not** appropriate, the following are examples of current transition provisions and examples of adequate transitions:

With in the Country Residential Area Concept Plan it indicates a good transition as follows:

- Any high density country residential development parcel abutting an existing low density must be a minimum of 2 acres in size , or
- In the alternative, an environmental or municipal reserve between the two areas which adequately mitigates the transition.

A good example of this transition is seen at Meadowhawk and East Whitecroft, larger lots were placed next to East Whitecroft with a 35 m landscaped setback, protected by a conservation easement.

Now Looking at Campbelltown Heights, these Existing Mitigation measures have been applied Specifically Campbelltown Heights Lot 16

- Development on north and east side of lot 16 restricted to townhouse development
- 10 m setback for townhouses on north boundary plus on the Southern portion of townhouse there is a 12.5 x 37 m "no development area"
- On the east side a 10-meter landscaped and **treed** buffer (Public Utility Lot) in addition to a 3 meter building setback
- The southern end of lot 16 is also buffered by the stormwater pond
- Fencing on the east and north sides of lot 16 has been agreed to.

The Hillshire Area Structure Plan has the same provisions as what currently exist in the ASP for Salisbury Village. (they are all outlined in appendix A)

With the most recent ASP covering Royal West Business Condo Ordze development, we see a transition, One story commercial development on depressed ground next to and across from low density country residential, while not ideal it respects the properties it backs onto.(more detail in appendix A)

Let's look at the remaining provisions in the Salisbury Village ASP that talk about transition
Campbelltown Heights Lot 14 has specific provisions and Mrs. Ferguson will speak to these later on.

- Land uses in Phase I and 2 have been designated in a manner to provide a transition to adjacent existing country residential uses
- Urban design guidelines –provide appropriate land use interface with surrounding areas. These principles inform the design expectations for on site developments to enhance livability and the overall quality of the neighbourhood
- Establish appropriate transitions between adjoining but different land uses to reduce noise, visual sensitivities, and increase comfort
- In Phase 1 and 2, reduced density land uses have been situated adjacent to existing country residential to provide an adequate transition between Campbelltown Heights and Salisbury Village,
- Phase 3, restrict building heights to 3 stories “ to minimize visual impact to existing (urban)residences to the east’ this refers to development across Range road 232 and looks onto the estates of Sherwood Park

These remaining ASP provisions re-enforce what is appropriate, they acknowledge the importance of transitions however are totally contrary to the 4 story 200+ room residence that is being proposed!

The documents before you don't identify what negotiated mitigation provisions have been deleted, even though they were fundamental to resident support of the existing Salisbury Village ASP:

The Deleted mitigation provisions include:

- That the Salisbury Village ASP “**exemplifies” the following municipal policy** “the compatibility of the proposed density with that of the surrounding area and character of the community “
- Placement of larger structures away from Campbelltown Heights
- Urban residential adjacent to existing country residential in the West Plan area shall be ground oriented and low rise up to 10 m.

The Existing provisions worked - Salisbury Village has successfully been built on the back of those agreements. Why should they change now? Ironically, the need to delete the agreed upon provisions demonstrates in itself that the proposals on lot 16 are not appropriate- it just doesn't fit. Lot 16 location is simply not suitable for any high density, 200 + unit, 4 story building – the limited land size works against any true mitigation. Given there is NO transition proposed between land uses and given the lack of respect for country residential lifestyle, the proposed amendments are wrong and out of step. I urge the rejection of all of the proposals or a deferral which involves full resident participation (including Salisbury Village Residents) as an alternative

Appendix A

1. Hill shire Development next to both urban and country residential

- Guiding principle –“Develop sensitive housing density transitions within and along the edges of Hillshire
- 4 storey buildings sensitively placed on site so higher buildings are farthest away from existing residential development
- like building type and buffers on the south and west sides (East Whitecroft , Estates of Sherwood Park)
- Vegetative buffer on west side of site
- Plan Direction – Residential – “creating sensitive density transitions to adjoining neighbour hoods”
- Policies 7.1.6, 7.1.8 , 7.1.9 -residential dev’t adjoining existing single dwelling residential shall look similar in form and character and shall be low density ; densities shall transition throughout the site.

2. Royal West Business Condos- Lot 33- 450 Ordze Road (next to and across from Low Density Country residential)

- Pipeline right of way spatial buffers of 20 meters on the south side and 42 meters on west side of lot 33
- Maximum allowable building height is **8.0 meters**
- Buildings next to and across from country residential properties are single storey
- development sits on lower land which minimizes effect of even one storey

PLUS there is a heavy mix of deciduous and tall coniferous trees on lands to the immediate west and south .

July 7/19

My name is Laura Jackson. My property is directly across from the subject Lot 16 . I am a member of the Campbelltown Heights Residents ' Association and support all of the other presentations opposed to the application. I wish to speak to the re-designation and sale of the **public utility lot (PUL)** which currently acts a buffer between Campbelltown Heights and Salisbury Village.

We moved here in 1962 – one of the first families in the subdivision. My five siblings and I have enjoyed decades in the home, the neighbourhood and the Sherwood Park community. We have cemented our commitment to the community with a recent restoration worth somewhat north of 400 thousand dollars. The proposed development on Lot 16 will have a massive detrimental impact on the enjoyment, and value, of our property. The existing tree stands of older poplars provide only a partial, seasonal screen. The design provisions, agreements and transition zones in place for the other borders of Salisbury village are proposed to be waived though this application is for High Density Residential Use next to low density country residential unlike any other situation in the County. This is unacceptable.

There is much talk in this province about government policies that provide certainty for investors – well, **landowners are investors too**. In most cases our largest personal investment is our home. We need to have certainty that land use frameworks and agreements are respected by our municipalities.

The PUL was designated as a treed , landscaped buffer between our residential subdivision and the Salisbury Village development. This was part of the agreement that was years in the making between our residents' association, the County and the Developer(s). The agreement included many concessions on our part and defaulted undertakings elsewhere. . Significant among them is the failure to install a berm with fence on top, on the PUL despite an agreement with all parties to do so. The County subsequently refused to allow construction of the promised berm. When adjacent landowners inquired about purchasing the PUL to construct the berm, the County was emphatic that the **PUL would not be sold**.

Different story when the request comes from a developer. The County is now proposing to re-designate the PUL for high density residential development, then **sell** the previously unavailable PUL, to enable a large high density structure within the agreed boundary of the Campbelltown Heights low density country residential area.

These bylaws must be denied on all grounds detailed in the presentations today, in summary:

- . the PUL was negotiated and intended as a buffer, sale of which was previously refused to other parties
- . Paucity of details of the intended institution and siting
- . Waiving of agreed plan design, principles and transition zones in other areas of the Salisbury Village and contrary to other developments
- . Availability of alternate sites within the current development and other areas that do not require rezoning

In respect of your own policies, previous agreements, Campbelltown Heights residents and all landowners in the County you must dismiss this application or refer it back to Administration to address the key points of the PUL and transition zones.

Laura Jackson

Senior Facility Need & Location

L.O. Copy
7pm Public Hearing
Bylaws 19-2019
20-2019
21-2019

Good Evening Mayor Rod Frank and Council Members,

My name is Sue-Ann Clyne. I live at _____, and have been a citizen of Sherwood Park for 36 years. I am also member of the Campbelltown Heights Association, which represents the majority of CH landowners. Tonight, I am here to speak on behalf of the CH residents against the proposed location for a Senior Facility in our neighbourhood.

The developer has stated that there is a shortage of seniors housing facilities in our community, and that the proposed development addresses social needs. These needs have been publicly expressed for years now, but particularly for "Affordable senior housing". As a result, a number of senior facilities are in the process of being built. So this is not a "New revelation", it is that of opportunism, which will come at a cost to those within the CH community and other communities if changes are made to the bylaws.

The issue here is the location and proposed amendment of multiple plans that would change the very foundations upon us, which residents have TWICE given support to the Salisbury Village bylaws.

This large high-density structure can't be built in the proposed location, it doesn't fit existing provisions, municipal policies and/or design guidelines...so the only way to make it work now, is to change all of those. This large structure/facility could have been built in Salisbury Village earlier – there was ample opportunity, space and completely in accordance with the existing provisions. Large retail space is still currently being advertised as available, so why not utilize those spaces? Why cut into our beautiful country residential setting? So, although its much more marketable to have a senior facility in a country residential setting, modifying any retail applicable zoning/ land use provision would be minimal and consistent with the existing principles.

As an alternative, the approved Hillshire ASP on the South side of Wye Road between RR232 and RR231 can easily accommodate an senior's facility. The ASP already provides for a potential seniors facility:

Policy 7.1.10 Encourage and congregate housing through land use zoning

Like the existing Salisbury Village provisions, the Hillshire ASP stipulates that large structures will be along Wye Road towards the centre of the property with transitions of lower density toward adjacent residential including country residential. A senior facility fits with existing provisions, developments and honouring of existing agreements. So again don't you think that maybe there is a better location for such facility like Hillshire? This would have a positive impact; no precedents will be set for lot by lot changes or on a macro scale for developers seeking to amend major provisions upon which residents initially based support. This way there would be no basis to feel current resident have been "duped" or "led down the garden path".

Rejection of all amendments and proposals before you will demonstrated Councils commitment to fairness, logic and maintenance of residents faith mean while addressing needs in an appropriate manner and location.

I feel that all amendments and proposals should be stuck down.

Thank You,

Bylaws 19-2019, 20-2019 & 21-2019

Presentation for County Council July 8, 2019

My name is Samantha Woolsey. I live at _____ . I have lived my entire life in Sherwood Park and Strathcona County, and have lived in Campbelltown Heights for 7 years. I am a member of the Campbelltown Heights Residents Association, which represents the majority of Campbelltown Heights land owners . This presentation is on behalf of CH residents who are against the proposals which will create far reaching precedents and uncertainty.

Response to the concern about precedent has been – “don’t worry - the specifics of the matter don’t apply elsewhere, so no precedents will be set “. We strongly disagree. It is highly precedential to place such a large structure not only next to, but inside low density country residential and then to compound that by saying existing trees will be the buffer.

We have been told that further intrusion into CH won’t occur because ‘There is no good access to the other lots from adjacent areas.’ However, what’s to stop access from the proposed Lot 16 development into Lot 15 for example, or through potential new development on the now permanently closed golf course fairways on the south border of CH?

This erosion of the typical development process smacks of intention to lessen restrictions to enable Lot by Lot changes, without plans for the whole area, resulting in our death by a thousand cuts. Lot 16 precedent will be cited for any future proposal for CH boundary change as well as, use, planning design and transition or lack thereof .

The Country Residential Area Concept Plan is supposed to be the overall plan for CH - if it really isn’t, just tell us. We can deal with an overall plan but haphazard piece by piece change is another matter.

Allowing amendments of bylaws to negate provisions and ignore applicability of earlier agreements, all of which were the foundation for resident support, sets a significant precedent for other developers to do likewise. Does Council want that – how would you say No to the next such proposal - maybe from Hillshire?

We recognize that there are no guarantees in life . However, the continuing erosion of CH as a country residential subdivision thru repeated changes ,backtracking on previous agreements and ignoring the foundations of existing Salisbury Village ASP provisions to allow high impact piece by piece change creates major uncertainty.

It was suggested by the developer at the initial PIM meeting that property values within CH have increased due to its proximity to Salisbury Village and would be further enhanced by the proposal for the Seniors’ facility. With respect, such an argument is self-serving. In fact, a large, high-density structure immediately next to or across from a country residential lot immediately reduces the country residential desirability and value. The uncertainty created by single lot change and urbanization, results

in reduced values . People are reluctant to buy in any area where the future is uncertain; where you don't know what could potentially be built next to your home. Owners of older homes are less likely to make improvements due to the fear of potential stranded investment.

Conversely, placing the facility in country residential setting enhances its value. It is very desirable to live next to country residential - CH contributes to property values not just within Salisbury Village, but all of Sherwood Park. It is unique, in short supply and a magnet for pedestrians from all areas . As seen by the numbers entering my neighbourhood via the Valley Avenue path, CH has been a very successful marketing tool for Salisbury Village.

If residents lose because of County's actions, which selectively ignore design standards and agreements, and sells land to make it happen while setting precedent for more in the future, what is the County's liability?

On the positive side, there is opportunity to recognize what CH it offers as residential home options as well as easy accessible walking access to the "country" for other residents. It's value is immeasurable . Urbanize it and it is just another urban area regardless of marketing . It's the special things and qualities that attract new residents to a community .

Change is not all bad- CH residents have worked with county admin and developers in good faith for many years, involving both significant boundary and development changes. That good faith is being sorely tested; how do we trust any dealings? It's not just us- if it happens here , it can happen anywhere. If so, both residents and the County lose. Faith and confidence In Council is worth more over the long run than getting a few extra tax dollars.

Don't approve first reading of the proposals or at least refer them back pending full information and discussion with all parties .

Bylaws 19-2019, 20-2019 & 21-2019

Presentation 4 - lot 16

Mayor Frank, Council members,

My name is Guy Woolsey. I live at . I am a member of the Campbelltown Heights Residents Association which represents the majority of landowners many of which are here tonight. My presentation is on behalf of Campbelltown Heights Residents Association and against the proposals, however many of my concerns should also be shared by anyone walking, cycling or driving through the area.

Servus Intersection

The proposed facility will generate about 50% more vehicle traffic on Salisbury Way than if the current .5 hectare site was developed with townhouses. The roadway leading to the intersection of Salisbury Way and Salisbury Lane at the Servus Credit Union is poorly designed and dangerous as was acknowledged at the January public information meeting.

Firstly, there is a very short distance for vehicles coming off of Wye Road to signal whether they are going right into Rona or on into Salisbury Village. The problem is compounded and becomes dangerous when two vehicles have to cross lanes in that short space.

Secondly, Salisbury Way curves as it heads north toward the Servus intersection. It is difficult to see oncoming vehicles or judge speed. Currently, while at the stop sign, you can see a little bit to the south through the temporary fencing on the lot north of lot 16. Pulling out from the stop sign can be nerve wracking. Often, you have no idea where the vehicles coming off of Wye Road are headed as they switch lanes, and at the same time vehicles on your right are appearing from around the curve at the last second. This will become much worse with the construction of the approved townhomes and the additional traffic as the Salisbury Village population increases to existing planned levels, let alone with proposed addition of a high density seniors development and the accompanying commercial and residential traffic.

In our opinion, traffic safety issues are even more dangerous than any of the issues surrounding the infamous Wal Mart related intersections . It is noteworthy that the problematic road design was acknowledged in a conversation with a Transportation staff member at the January information meeting. Therefore, the proposal before council will only worsen a **recognized problem**.

Pedestrian Safety

Traffic does, and will, short cut through Campbelltown Heights. Transportation's 24 hour study is flawed and not representative of the shortcutting that occurs on any given day by our own observations. I took the liberty of setting up a trail camera on the blind corner of Ridgeway and South ave for a period of 11 days from June 28 to July 8. That is an appropriate location as many residents at either end of the community enter primarily through their nearest entrance and do not even drive past that location. I myself leave in the morning for work and pass the camera location using the RR 233 exit and I come home at night through the Salisbury entrance to collect my mail missing the camera entirely. Only roughly half of my travel would be recorded and most of my neighbours should have triggered the camera substantially less being at one end of the community or the other. I recorded approximately 70 vehicle or pedestrian events per day on average. Many of the vehicles and pedestrians recorded were not neighbours known to me. I don't want to give the impression that I don't want people in the neighbourhood as I am actually very happy to see families strolling through and enjoying the country atmosphere, but I do disagree with the results and methods used in the 24 hr study that has been put forth. The camera is down now as it has served its purpose. Current traffic safety issues will only increase beyond existing levels once the currently approved areas of Salisbury Village are fully occupied.

Campbelltown Heights is a unique area and provides an accessible escape into the country for neighbouring developments. We welcome everyone who wants to enjoy our unique and still beautiful community. Sherwood Park urban residents have long done that and we are pleased to note that pedestrian related traffic has increased with the opening of Salisbury Village and will likely increase further. Baby strollers, families taking walks, joggers and cyclists frequent our neighbourhood.

The roadway past my house serves as the county's official connector between Salisbury Village and the R233 west side multi-use trail scheduled for 2020. That trail will again increase Campbelltown Heights pedestrian traffic. Campbelltown Heights roadways are narrow with no shoulders and with steep banks. Every year that I have lived there I have pulled someone out of one of the ditches in winter. Pedestrians and cyclists must compete with vehicles on the roadway which unfortunately has three blind 90 degree corners surrounding my property. A seniors' facility will have many who remain active and enjoy regular walks, but some may not be as agile as necessary to quickly avoid vehicle traffic or to simply step sideways off the road onto a steep bank. Although I am usually happy to pull people out of the ditch, having had 20 yrs of trauma experience at the U of A I am not looking forward to providing similar care on the roadside adjacent to my property.

The existing county development plans have funnelled pedestrians and cyclists through our neighbourhood and I am concerned that the proposed facility will only compound traffic and safety issues given the anticipated increased numbers of residents and visitors driving and walking though as they enjoy nature. For this reason and all the other reasons my neighbours have outlined, I urge Council to reject the proposal out right or in the very least refer it back for further review of all the outstanding issues.

Thank you for your time.

Guy Woolsey

High Density Residential



Southern Boundary Expansion



Ponds and Greenland



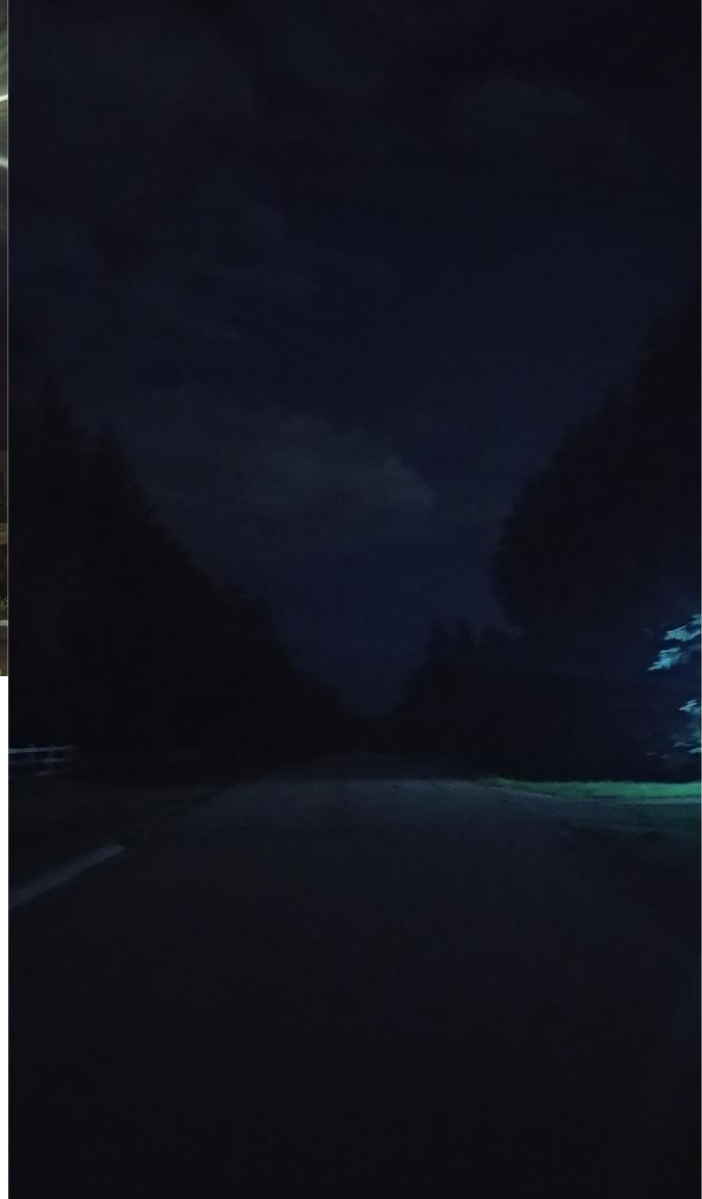
Lot 16



Salisbury Village & Campbelltown Heights



Nighttime



Seniors Facility



SALISBURY VILLAGE

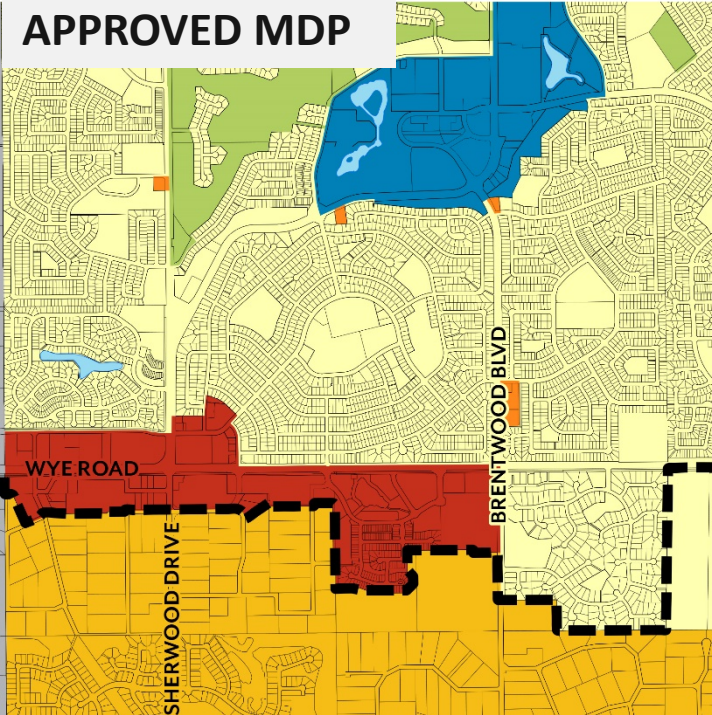
MDP, ACP & ASP Amendments

Council Meeting
July 9, 2019

MUNICIPAL DEVELOPMENT PLAN AMENDMENT

MDP, ACP & ASP Amendments

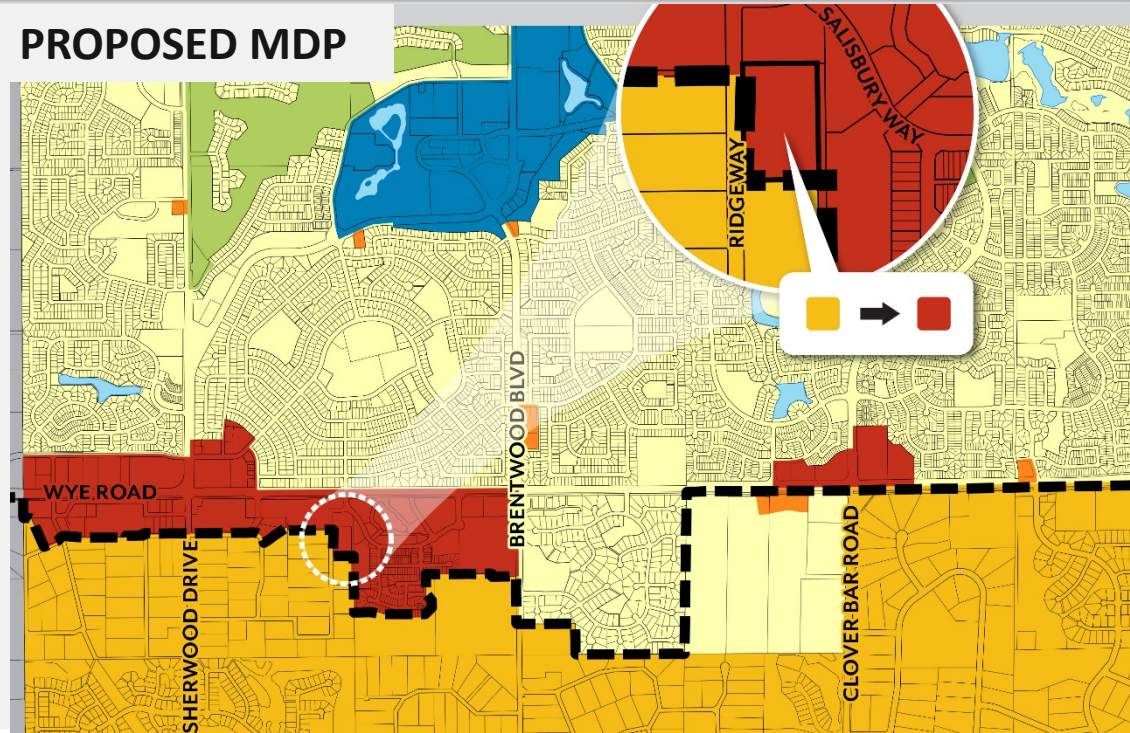
APPROVED MDP



LEGEND

- | | | | |
|---------------------|---------------------------------|---|----------------------------------|
| amendment area | urban centre policy area | heavy industrial policy area | country residential policy area |
| municipal boundary | compact development policy area | light/medium industrial policy area | residential policy area |
| built-up urban area | commercial policy area | transportation utility corridor policy area | major public service policy area |

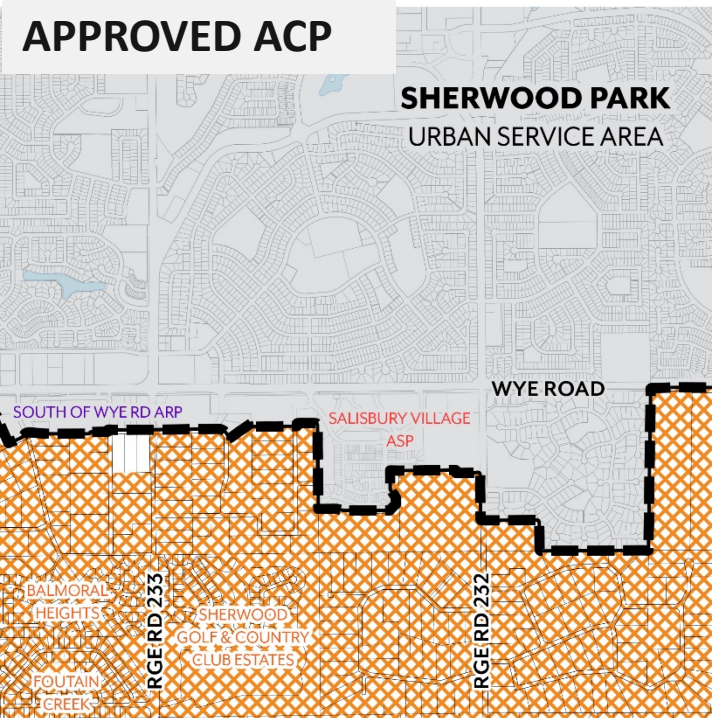
PROPOSED MDP



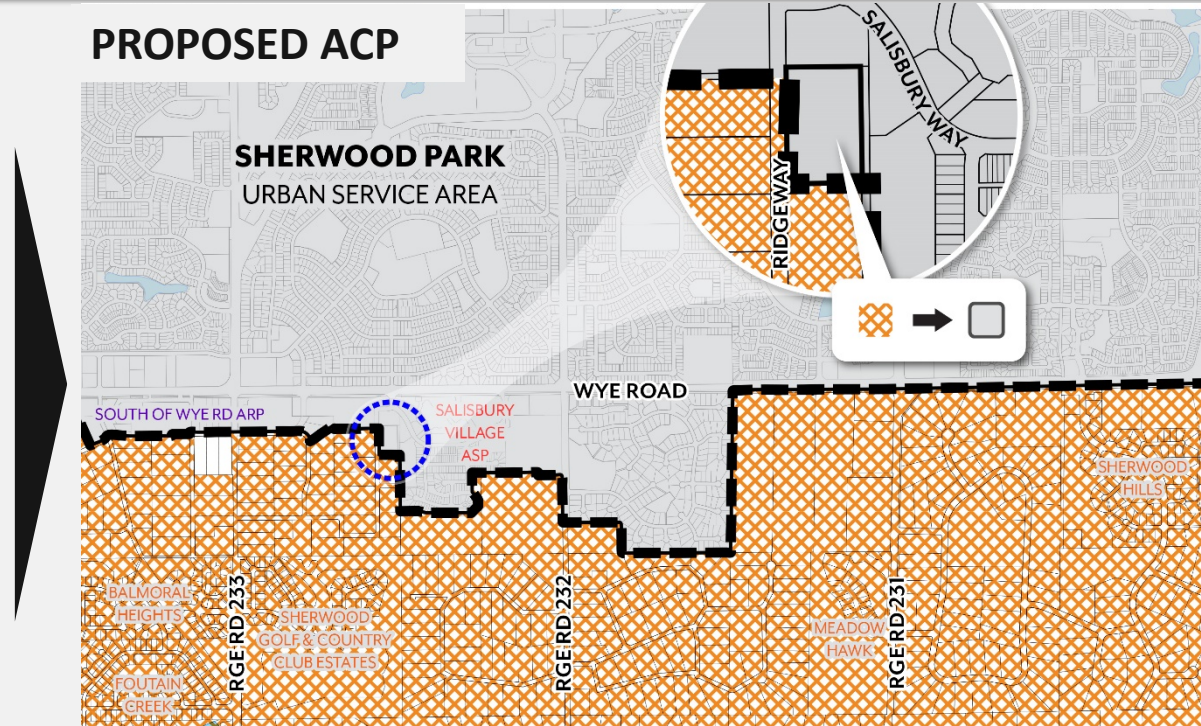
COUNTRY RESIDENTIAL AREA CONCEPT PLAN AMENDMENT

MDP, ACP & ASP Amendments

APPROVED ACP



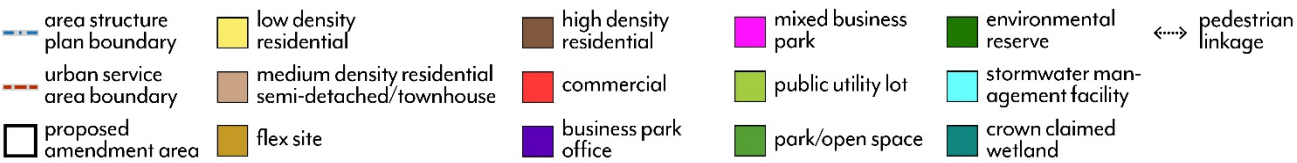
PROPOSED ACP



LEGEND

- amendment area
- urban service area
- country residential high density
- municipal boundary
- country residential area concept plan boundary
- country residential low density

APPROVED ASP

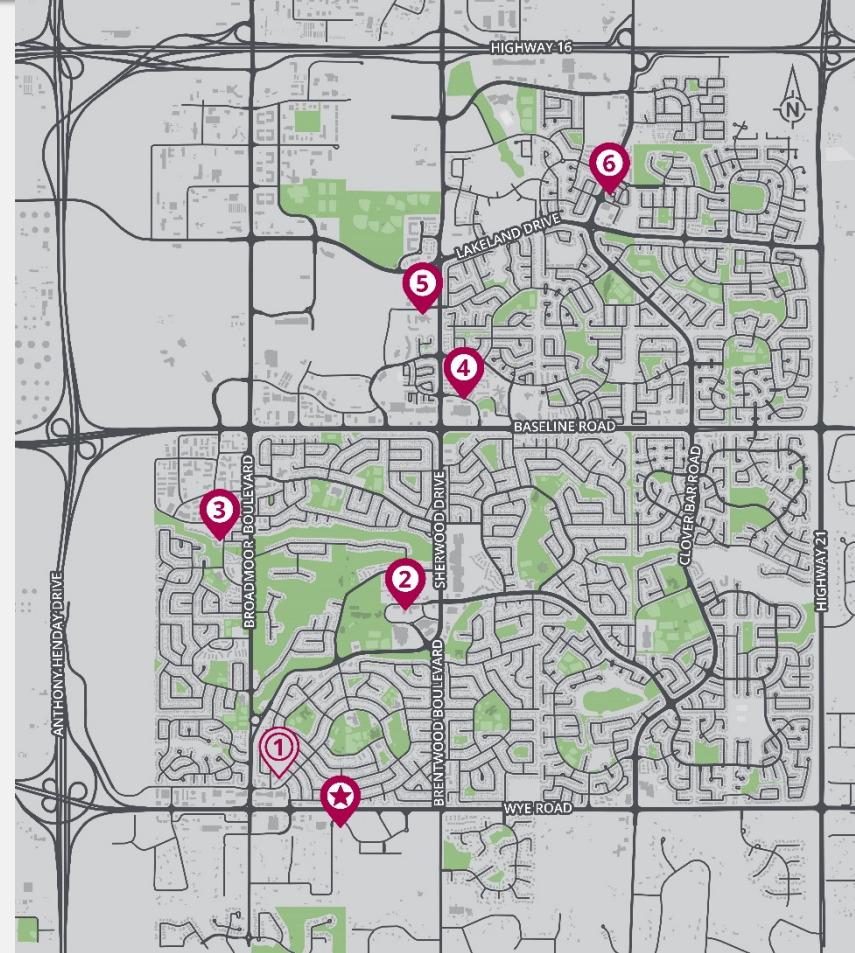


WHY DOES SENIOR'S HOUSING MAKE SENSE IN SALISBURY VILLAGE?

- + Provides a Senior facility in south Sherwood Park.
- + Provides transitional aging-in-place for the neighbourhood and surrounding communities.
- + Convenient access to an established transit route.
- + Salisbury Village offers affordable mix of housing forms, including rentals, within walking distance.
- + Provides walking trails and access to other natural amenities for residents.
- + Allows the residents of the Seniors home to be part of the community.
- + A Seniors home adds another component to the “Village” concept.

SENIOR HOUSING FACILITIES

- | | |
|---|---|
| ★ | Proposed Salisbury Village Senior's Housing |
| 1 | Clover Bar Lodge (closing) |
| 2 | Bedford Village |
| 3 | Lakeside Legion Manor |
| 4 | Chartwell County Cottage |
| 5 | Silver Birch Lodge |
| 6 | Summerwood Retirement Village |



WHY THIS LOT IN SALISBURY VILLAGE?

- + Combined with an existing, undeveloped multifamily lot.
- + Maximizes servicing capacity.
- + Access from Salisbury Way (not Ridgeway Street).
- + Walking distance to shops, restaurants and services.
- + Proposed medical offices and daycare across Salisbury Way.

MDP, ACP & ASP Amendments

PROXIMITY TO COUNTRY RESIDENTIAL

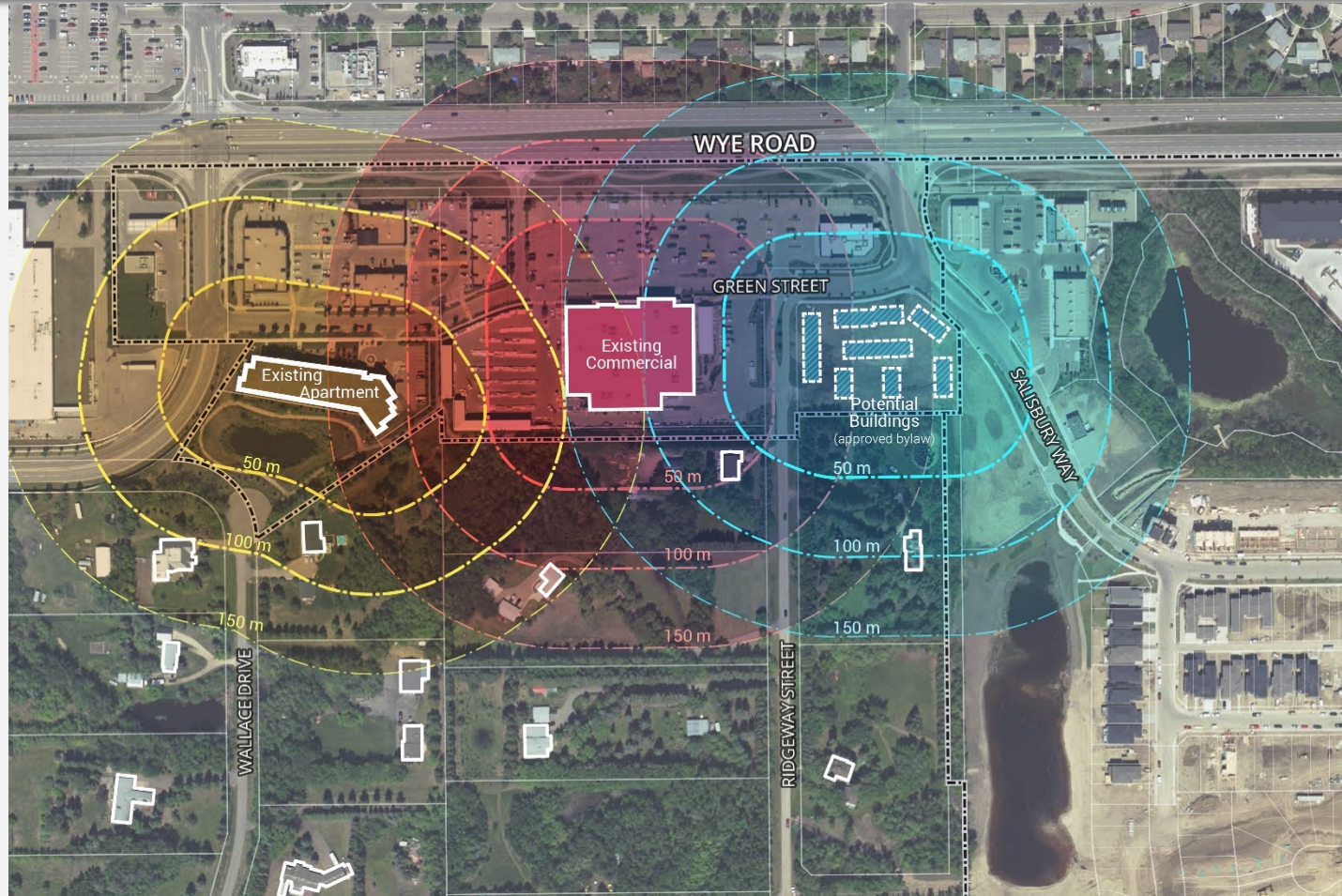
Homes within: Phase I –
South Wye

0 m – 50 m 1

50 m – 100 m 2

100 m – 150 m 3

6



MDP, ACP & ASP Amendments

PROXIMITY TO COUNTRY RESIDENTIAL

Homes
within:

Phase II –
South Wye +
**Current
Salisbury**

0 m – 50 m

2

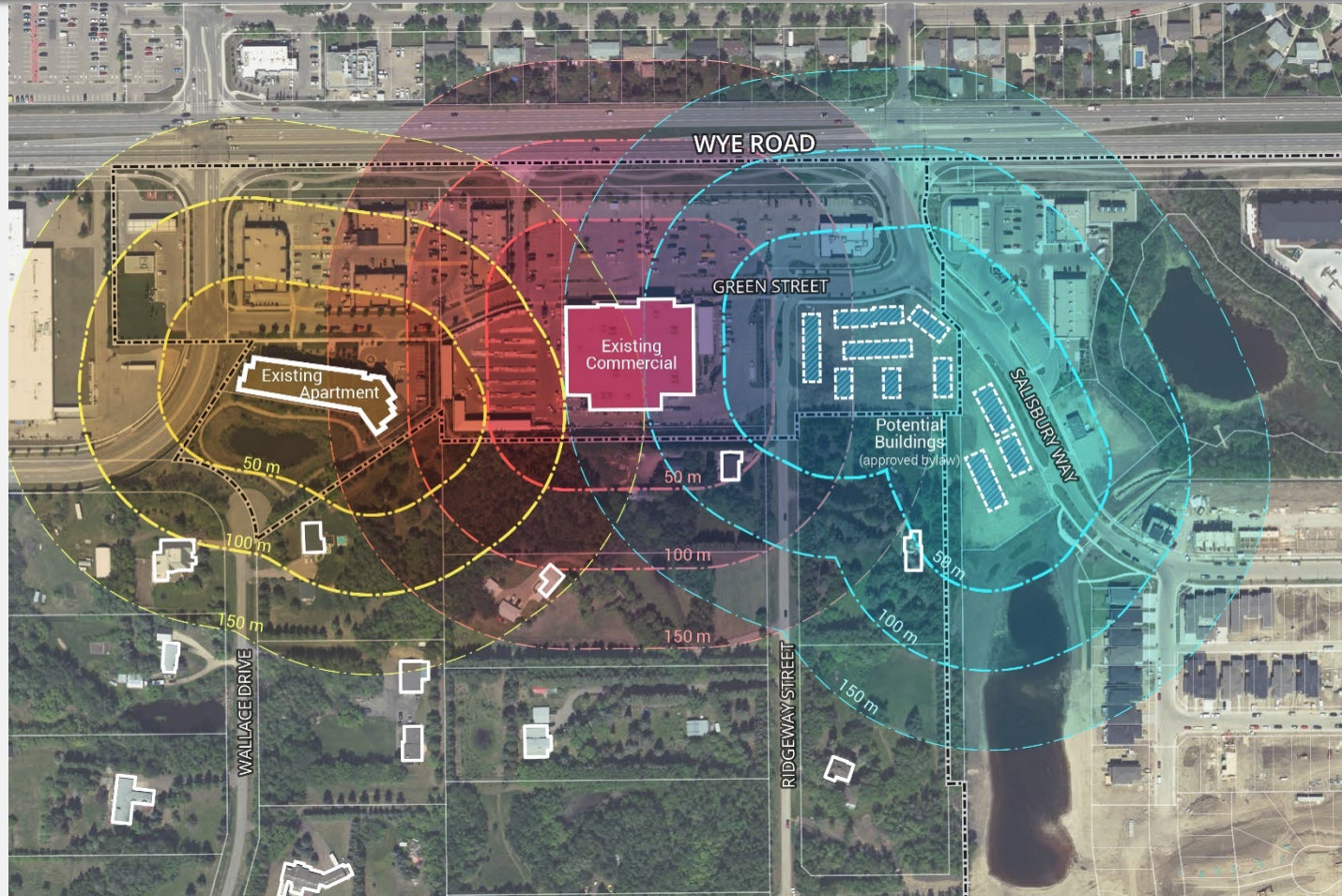
50 m – 100 m

1

100 m – 150 m

3

6



MDP, ACP & ASP Amendments

PROXIMITY TO COUNTRY RESIDENTIAL

Homes
within:

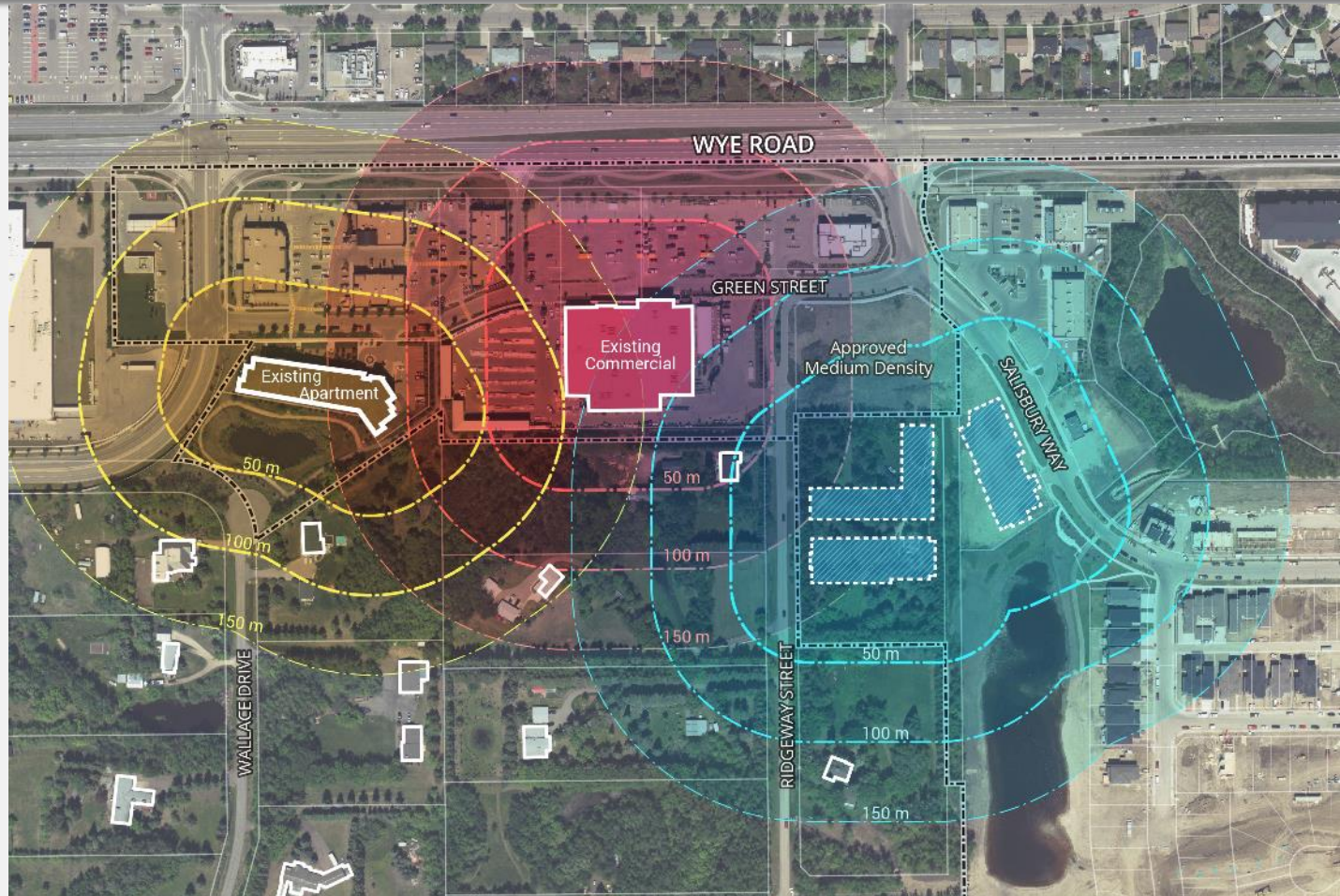
Phase II –
South Wye +
**Proposed
Seniors**

0 m – 50 m 1

50 m – 100 m 1

100 m – 150 m 4

6



PROXIMITY TO COUNTRY RESIDENTIAL

Homes within:	Phase I – South Wye	Phase II – South Wye + Current Salisbury	Phase II – South Wye + Proposed Seniors
0 m – 50 m	1	2	1
50 m – 100 m	2	1	1
100 m – 150 m	3	3	4
	6	6	6

L.O. Copy
Public Hearing - 7pm
Bylaws 19-2019
20-2019
21-2019

Bylaws 19-2019, 20-2019 & 21-2019

Good evening Mr. Mayor & Councillors.

My name is Heather Ferguson. I live at _____ I
oppose the proposed bylaws. I wanted to tell you my personal experience.

I am a member of the Campbelltown Heights Residents' Association, and I'm familiar with all of the efforts that went into the agreements to transition the development with our subdivision. My property was impacted a bit in the initial instance of Salisbury Village. That was dealt with and I thought things were over.

But then, development extended into the cemetery lands directly against the east side of my property. I was not happy with the extension, but the Developer understood my concerns as a country residential landowner. He took ASP provisions to mind in the planning stage, came to us with full information and took the time to listen to my concerns and those of the neighbourhood.

First, the plan involved **low density single family urban residential** on my east boundary. That was a good start, but I was concerned that the development would have big houses on small lots, effectively creating a wall behind me, and that I was being crowded in. I appreciated that the Developer was respectful and understanding, and was willing to work with me.

As a result, provisions for transition were put in place, including a **12 m municipal reserve** between my property and Salisbury Village, **height restrictions** including bungalow development plus a **16 m setback** on two lots behind me, and fencing on the back of my property. The **lots behind me are also larger** - from .25 to .4 acres.

The proposals before you do not show this same understanding or respect of impact on country residential living. When we purchased our acreage 16 years ago, we were moving into a rural subdivision that was fully developed and had that feeling of country living. All around us, development has occurred. This I understand. What I don't understand is how a residential lot in my subdivision could possibly be turned into a high density development.

Please do not give 1st reading to any of the bylaws.

L.O. Copy
Public Hearing - 7pm
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My name is Bonnie Forbes. I live at

I am a member of the

Campbelltown Heights Residents 'Association and support everything they have presented.

Since I am directly impacted, I wanted to let you know myself that I am opposed. I can't understand why all that we worked for before and agreed to with the developer and County would now be ignored.

My lot is buffered on the east side by the 10 m PUL and the storm water pond with single family homes across the pond. These proposals go against all that was agreed and will result in:

- putting a large structure next to my property inside Campbelltown Heights rather than away
- removing of provisions requiring lower density residential next to Campbelltown Heights ,

The result is a total lack of any reasonable transition which means that I can't fully enjoy my home and that my country residential value is lowered. Country residential buyers do not look for a home next to a large structure, whatever its use.

I know the suggestion is to defer transition talk to later but much would be already set. I don't think that you can reasonably transition such a big building, on that location, next to Country residential, or suggest that if you truly understand and respect what country residential means. Current bylaw provisions express and support respect – the proposals don't.

I am very disappointed that anyone would even suggest repudiation of agreed provisions , including basic building transition principles and, not even have the courtesy of providing full information. I wonder what has happened to fairness, respect and honourably standing by agreements.

Please stop it all right now and don't give the first readings requested.

From: [Zach Herbers](#)
To: [Legislative Officer](#)
Subject: FW: Proposed Development on Lot 16 to build a 14 m 4 story 180 Unit, 200 person building
Date: July 8, 2019 9:14:41 AM

FYI - for public hearing

-----Original Message-----

From: Lorne Sawula
Sent: July 6, 2019 11:36 AM
To: Rod Frank <Rod.Frank@strathcona.ca>
Cc: campbelltownheights@gmail.com
Subject: Re: Proposed Development on Lot 16 to build a 14 m 4 story 180 Unit, 200 person building

Greetings Mayor Frank:

I would like to add my voice to the other residents that oppose the building of this facility when the current by-laws do not allow it. We have been continually eroding our current country residential properties with new changes coming in without approval of current residences. Meadow Hawk is an example of this with its 50+ residences being built where before 2 acre minimums were required.

Even though I live in East Whitecroft, it can happen here. When they built the subdivision behind my house we wanted bike paths - have you ever been to Europe, Austria, Sweden, Netherlands, etc. It make the communities come alive. Of course they never happened. Add this to your wish lists for the future. Increasing the densities of the areas around Sherwood Park go againts what I bought into in moving here 25 years ago.

I hope that you reconsider these types of changes and respect Campbelltown Hts by-laws. I would like to make it to the meeting on July 9th to voice my concerns.

Regards.

L. Sawula

From: [Rod Frank](#)
To: [Legislative Officer](#)
Subject: FW: Save Campbelltown Hts
Date: July 9, 2019 10:58:35 AM

From: Campbelltown Heights <campbelltownheights@gmail.com>

Sent: July 9, 2019 9:35 AM

To: Robert Parks <Robert.Parks@strathcona.ca>; Dave Anderson <Dave.Anderson@strathcona.ca>; Brian Botterill <Brian.Botterill@strathcona.ca>; Bill Tonita <Bill.Tonita@strathcona.ca>; Paul Smith <Paul.Smith@strathcona.ca>; Linton Delaine <Linton.Delaine@strathcona.ca>; Glen Lawrence <Glen.Lawrence@strathcona.ca>; Katie Berghofer <Katie.Berghofer@strathcona.ca>; Rod Frank <Rod.Frank@strathcona.ca>

Cc:

Subject: Fwd: Save Campbelltown Hts

Dear Mayor and Councillors:

We have been asked by Mr. Mykytiuk, a resident of Salisbury Village, to forward you his comments on the proposed rezoning of Lot 16.

----- Forwarded message -----

From: **JOHN MYKYTIUK**
Date: Mon, Jul 8, 2019 at 10:09 PM
Subject: Save Campbelltown Hts
To: <campbelltownheights@gmail.com>

Please forward my message to the meeting. I'm completely against the commercial development of lot 16. If this proceeds I will pursue legal action to halt this. We paid a premium for our lot for the view and the country feel. If this proceeds and you cut the trees and build a 4 story building in my back yard I feel it's a misrepresentation of what I bought. I have a high visibility lot and I've large windows looking into this tree line and I feel cheated if this happens. I can't make the meeting I want my displeasure noted.

John & Jacky Mykytiuk

Sent from my iPhone

Item 10.3
Public Hearing - 7pm
Bylaws 19-2019
20-2019
21-2019

Bylaws 19-2019, 20-2019 & 21-2019

Dear Mayor and Councillors:

My name is Ernie Zutz. I live at _____ and I am a member of the Campbelltown Heights Residents' Association. I would like you to accept this as a written submission to read at the end of the public hearing, but prior to your decision. My submission hopefully summarizes the main issues in opposition. The issues are many - a lot will have been said and you will probably be tired and perhaps as confused as we are as to what and how things have happened. Like me, you may wonder how these bylaws can be considered a "logical extension" of Salisbury Village when the basic premises and conditions are diametrically different. It is a mystery.

In summary:

1. Process has suffered - PIMs have been more about the word "process" than substance; strategic goals are undermined - PIM info to Council severely understates opposition and nature of proceedings
2. Developer/client has declined to provide relevant full info including even general site /building concepts; some info is contradictory
3. All previous dev't matters with the Salisbury Village Developer have included **full prior** info/discussion of mitigation, resulting in all matters, including mitigation, being dealt with together.
4. **The proposals are premature** - Council is being asked to give first reading of a controversial matter without full information to anyone
5. Proposed new bylaws amend plans, delete and ignore major design, transition & mitigation provisions which have been the foundation for resident support - **twice**.
6. Existing provisions and agreements, including even interface between **low density urban** residential and **low density** CH country residential, substantially **exceed** what is proposed.

7. Mitigation discussion is proposed to be deferred **BUT** proposals actually deal with **mitigation in reverse**,
8. Residents to be excluded from any future transition / mitigation discussion until the 5 minutes at the PUL public hearing,
9. No other situation exists or been approved where a large, 4 story structure is situated, inside of, or adjacent to, country residential.
10. Hillshire ASP provisions are the same as **existing** Salisbury Village ASP provisions –large structures away, sensitive transition.
11. Re- designation and sale of PUL raises questions
12. Roadway designs coupled with increased vehicle and pedestrian traffic increase safety issues
13. Precedent:
 - Proposals and process promotes piecemeal higher density lot by lot land use changes.
 - Allows fundamental change to the basis upon which resident support was gained; it's instructive for developers and destructive to residents everywhere.

The best course of action is to deny 1st reading of all the bylaws. A distant second best alternative is to refer the whole back with provision for full information sharing & consulting with residents including 2 PIMs for the LUB portion and then, if matters proceed, bring back the whole to Council.

Thank you for your time.